

WARRANTY DEED
017827

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN E. NALE, of Waterville, County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by LEO F. POULIN CO., a Maine corporation with a place of business in Winslow, County of Kennebec and State of Maine

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said LEO F. POULIN CO., its ^{successors} ~~heirs~~ and assigns forever,

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Being Lot No. A and B as shown on a Plan of MOUNTAIN FARM SUBDIVISION, survey of land of John E. Nale and Leo F. Poulin Co., as recorded in Kennebec County Registry of Deeds, Subdivision File E-85087 and as approved by the City of Waterville Planning Board June 17, 1985. Said Lots A and B as shown on said Plan shall be conveyed and considered to be together as one lot consisting of 1.88 acres.

The above described premises are conveyed subject to the following restrictions which shall be deemed appurtenant and therefore ^{its} running with the land and binding upon the grantees herein, ~~their~~ ~~heirs~~, successors and assigns.:

- (1) Said lot shall be used for residential purposes with only one residence and appurtenant structures located thereon.
- (2) Said lot shall not be further subdivided or divided in any manner.
- (3) Said lot shall be subject to a 20-foot wide undisturbed natural buffer zone as measured from the boundary lines of said lot and being totally located within the bounds of said lot.
- (4) The residence, or other building, including garages, erected on said lot must provide a space of at least 35 feet on each side of said residence or outbuildings, including garages, to the respective boundary lines of any adjoining lot.
- (5) No placards or advertising signs other than those such as relate to the sale of said property shall be erected or maintained on said lot or any building thereon.
- (6) No fences or construction of any kind other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
- (7) No horses, cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

Said lot is sold with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms thereof by the said grantee herein named, or any person or persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to the grantors, their heirs and assigns, or the owner of any lot or lots on said plan of lots to proceed at law or in equity to compel compliance with the terms thereof. The grantors shall not be responsible for the enforcement of the restrictions.

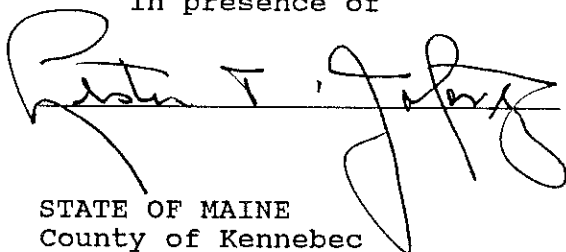
Being the same premises conveyed to John E. Nale and Leo F. Poulin Co. by deed of David W. Wilson and M. Susan Wilson, dated June 27, 1986 and recorded in Kennebec County Registry of Deeds, Book 2979, Page 280; being also the same premises of which Leo F. Poulin released his interest to John E. Nale by Quitclaim Deed, dated November 17, 1986 and recorded in said Registry at Book 3061, Page 270.


To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said LEO F. POULIN CO., its ^{successors} ~~heirs~~ and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said LEO F. POULIN CO., its ^{successors} ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said JOHN E. NALE, in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 10th day of August, 1988.

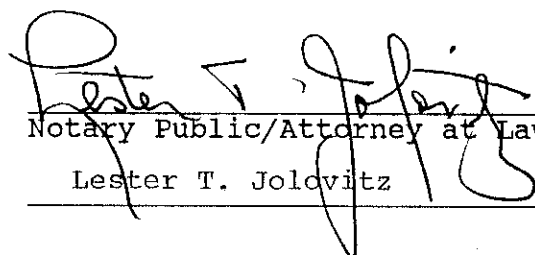
Signed, Sealed and Delivered
in presence of


STATE OF MAINE
County of Kennebec


JOHN E. NALE


August 10, 1988

Then personally appeared the above named JOHN E. NALE and acknowledged the foregoing instrument to be his free act and deed. Before me,


Notary Public/Attorney at Law
Lester T. Jolovitz

RECEIVED KENNEBEC SS.

1988 AUG 11 AM 10:41

ATTEST: 
REGISTER OF DEEDS